

C. FLOOR PLANS ANALYSIS AND RECOMMENDATIONS

1. NARRATIVE ANALYSIS AND RECOMMENDATIONS

At the time the architectural selection process was commenced for the design of the State Capitol, the original Capitol Commission had prepared a written architectural program which was included in the request for architectural proposals. The program was a result of survey the space needs of state government as well as what was gleaned from visiting other state capitols.

In response to the given program, the Kletting's architectural team designed a four story building with a partial basement which was expanded into a full but unfinished basement. Like that of most capitol's, the building's "footprint" was long, basically rectangular, yet slightly cruciform. Each floor had roughly the same exterior footprint, although the basement and ground floor were larger given the indentations on the floors above colonnades.

Thus the floors ranged from about 69,500 gross exterior square feet on the basement and ground floor levels, and 61,370 g.e.s.f. on the three upper levels, for a total building areas of 32,3112 g.e.s.f. Due to the loss of usable interior because of wall thicknesses, the interior size is 272,112 g.i.s.f..

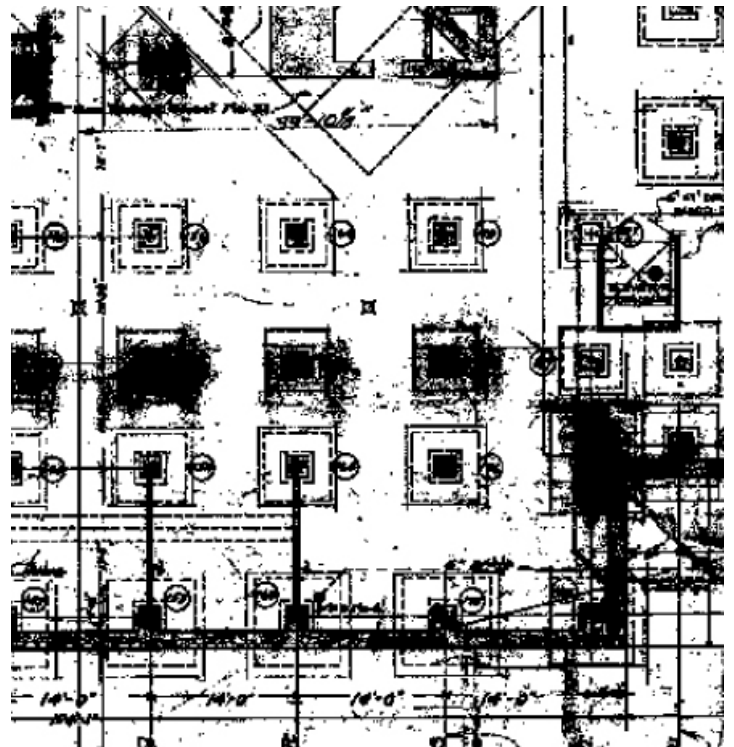
When completed and occupied in 1916, the State Capitol contained approximately 330 rooms and space of all kinds. Today the building has about 570 rooms and spaces, an increase of 72% more rooms within increasing the size of the building. This was achieved by partitioning larger rooms into much smaller ones, and providing new hallways to these newly created spaces. While there has been some functional advantage to this continuous subdividing, two major negative impacts have resulted. The first has been the creation of many smaller, less efficient, less functional and less attractive spaces. The second has been the significant loss of spatial and architectural character. As small rooms have been created, ceilings have been lowered, original walls and trim have been removed or hidden beneath incompatible materials, and the spacious volumes of space have disappeared.

Of relevance to this section is how these spaces were arranged and used, and more importantly, how they may best be optimally designed for future use..

a. Basement Floor (1st Level)

1) Floor Plan in 1916

The September 17, 1912 Kletting plan for the basement shows a space containing a forest of concrete posts and large, exposed footings, all organized on a rigid grid. The only finished spaces in the entire basement were eight rooms in the northwest quadrant containing the carpenter's shop, engineer's office and boiler, among other functions. In addition, three stairwells and two elevators accessed the basement from above.



During construction, it became apparent that by excavating the voluminous basement a little deeper than planned, it could have habitable, full height space throughout, providing ample area for mechanical, storage and future office and work spaces. A concrete floor was installed, ramping up in three sections from the higher spaces in the west to the lower but adequate spaces in the east.

2) Floor Plan in 2000

Over the ensuing years, the space was partitioned into boiler rooms, maintenance offices, legislative work areas and volunteer offices, an American Legion room, rest rooms, and several storage areas, among other uses. At present the basement contains approximately 100 dedicated rooms and spaces, plus another 30 portable office cubicles and corridors.

The rooms along the perimeter have not taken advantage of the 52 potential window openings which measure 2 by 4 feet horizontally. Most of the opening now contain mechanical vents.

3) Analysis and Recommendations

Despite its many rooms and obvious utility, the basement was never an architecturally significant space. Whether in 1916 or in 2000, the basement lacks the significance to merit a Preservation Zone rating. The ramification is that no historic preservation effort need be expended in basement.

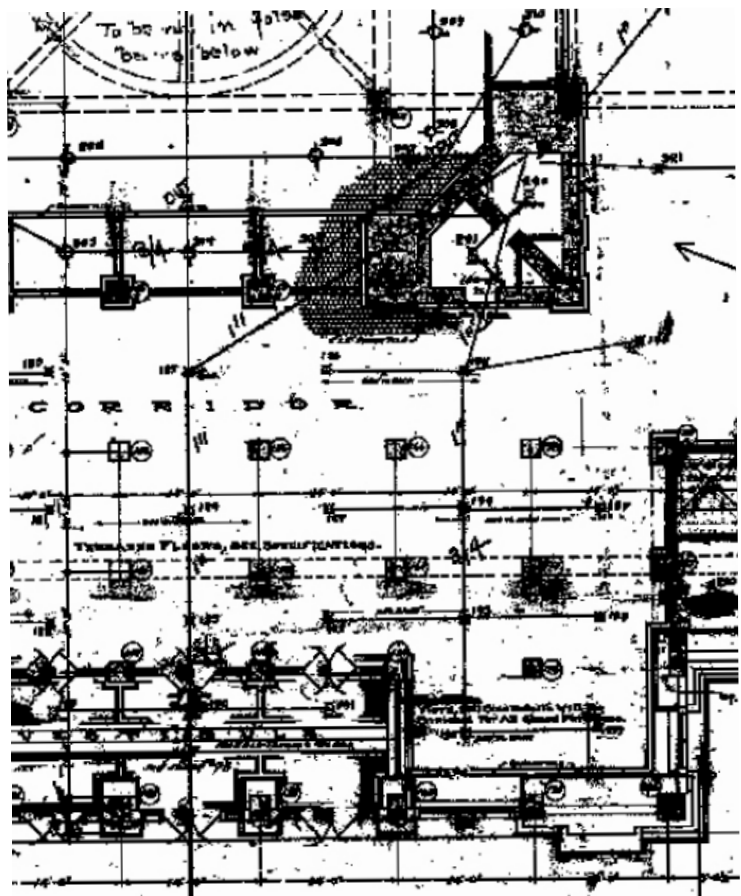
The issue of compensating for the loss of useful basement space due to the addition of proposed base isolation structural elements has been neutralized by the proposal too put this equipment in a sub-basement under the basement floor. This will leave the basement areas as-is and available for mechanical and electrical systems, and current uses.

We recommend that the space planners and programmers account for the lost basement space and provide for the displaced functions elsewhere on Capitol Hill or off-hill locations.

b) Ground Floor (2nd Level)

1) Floor Plan in 1916

The Ground Floor in 1916 contained approximately 70 rooms and spaces including the vast exhibits areas in the grand center space and north, south, east and west extensions of the hall. The original uses of the spaces are mentioned in the enclosed Construction History.



2) Floor Plan in 2000

The major change to the original plan has been the conversion of 50% of the original exhibit space to offices and other uses. The Ground Floor has approximately 132 rooms and spaces now, compared with about 85 in 1916, despite later removal of nine of the original rooms in the northeast corner. The great loss of exhibit area has constricted the once-open central floor plan into narrower, less appealing corridors. Moreover, the offices created by partitioning the open space of poor quality, having no windows, relatively low ceilings, and small plans.

In addition, the original offices along the perimeter walls in all four quadrants have been subdivided into little offices of half or less the original size. Aside from the east and west entry vestibules, and the central hall space directly beneath the rotunda, nearly none of the other Ground Floor spaces have remained unaltered in plan and architecture. It is important to add, however, that the Ground floor spaces were never as architecturally significant as the three floors above. Thus the losses suffered due to changes are not as extensive.

3) Recommendations

It is recommended that the Ground Level be approximately returned to its original floor plan insofar as practical. We do not mean a literal, verbatim restoration of all original spaces, but rather a return to the major spaces, including the public areas and the large perimeter offices. The small original closets, private toilet rooms, reception areas and other minor ancillary areas would not need to be provided. The new architectural program would still drive decisions as to which spaces were restored.

Returning to an approximation of the original floor plan would recapture the original, large exhibition spaces which should be improved with updated displays. Much of the open area could be converted to a state-of-the-art visitor center, book store and gift shop. The comparable extant facilities are small and inadequate.

Reducing the number of spaces from 132 to 70 will not necessarily result in a proportionate loss of usable space. Many of the existing offices, which such small sizes as 8 x 14', 9'-6" x 11' and 13 x 13', will be replaced with the larger original office sizes, typically 14 x 28'. Using five foot tall movable office partitioning, more work stations can be put into the larger office size than into two offices half that size each. The exception would be executive or private offices which usually would be too large at 14 x 28'.

However, since the perimeter offices are not as architecturally significant as the public, central exhibit spaces, some latitude should be given to allow for some smaller, executive or private offices in lieu of the larger, original sizes.

In addition, returning to fewer, larger offices will eliminate the large amount of "wasted" hallway space created to access all of the new offices.

We estimate that the new plan, based on returning to the basic original wall and room layout but omitting the smaller, less important rooms, would result in approximately 70 total rooms in spaces, including the original large exhibits areas. The new room total would result in a reduction of approximately 20% in the number of persons able to work on this floor.

c. Main/Second Floor (3rd Level)

1) Floor Plan in 1916

When completed in 1916, the Main Floor had approximately 90 rooms and spaces, including the large, open rotunda and grand hall areas, as well as numerous small, private toilet rooms which long ago were removed in favor of larger, public rest rooms.

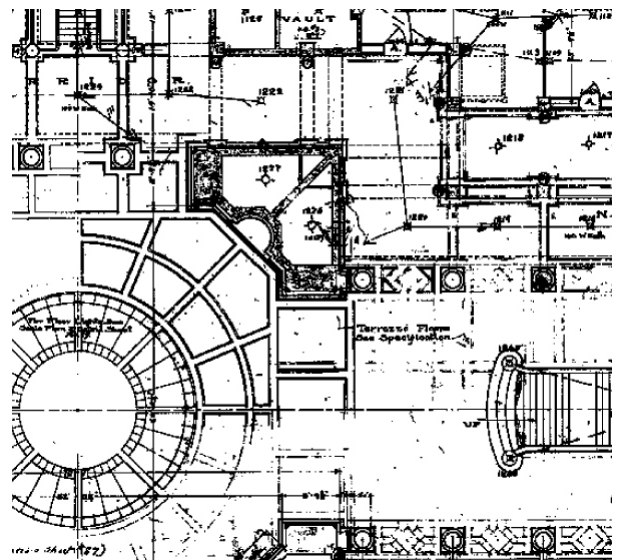
A few of the Capitol's most historically and architecturally significant rooms remain on the Main Floor. Among these are the State Reception Room (Gold Room), the Governor's Board Room and Office, and the four main entry vestibules.

2) Floor Plan in 2000

Like all of the other floors, this one has had most of its larger perimeter rooms as well as its large offices subdivided into much smaller spaces. There are presently 110 rooms and spaces, up 15 from the 90 that existed in 1916. However, for the most part they are not the same spaces. Five large, originally important and impressive spaces have been partitioned into numerous smaller rooms. They are the Attorney General's Law Library, Superintendent of Public Instruction's Library, Auditor's Business Office, Treasurer's Business Office and Secretary of State's Suite and Business Office. The latter two business offices had coved ceilings (not covered with lowered ceilings), suggesting their importance.

Conversely, seven of the rooms which constituted most of the original Superintendent of Instruction's suite have been removed to create one large room in the northeast quadrant. Around the perimeter, where large offices once existed, they have typically been made into two offices flanking a narrow hallway.

Even the original Governor's suite has been altered. The board room has been reduced by one third to create a functioning office, allowing the original office to serve as a ceremonial office.



3) Recommendations

It is recommended that the Main Floor be restored to an approximation of its original floor plan. Again, we do not mean a literal, verbatim restoration of all original spaces, but a return to the major spaces including the large original offices. The small original closets, private toilet rooms, reception areas and other minor, ancillary areas would not need to be provided. Satisfying the new architectural program would be the main consideration in determining which spaces were restored.

The benefit of returning to an approximation of the original plan would be recapture some of the "lost," but originally significant spaces, and to replace groups of undersized offices and hallways with larger offices, approximately 14 x 20-24' utilizing more flexible and efficient five foot tall, movable office partitioning.

As with the Ground Floor, because the perimeter offices were not as architecturally significant as the more impressive public areas, libraries and business offices, some latitude should be given to allow for some smaller, executive or private offices. Again, returning to fewer, larger offices will eliminate the unusable hallway space created to access all of the newer smaller offices and rooms.

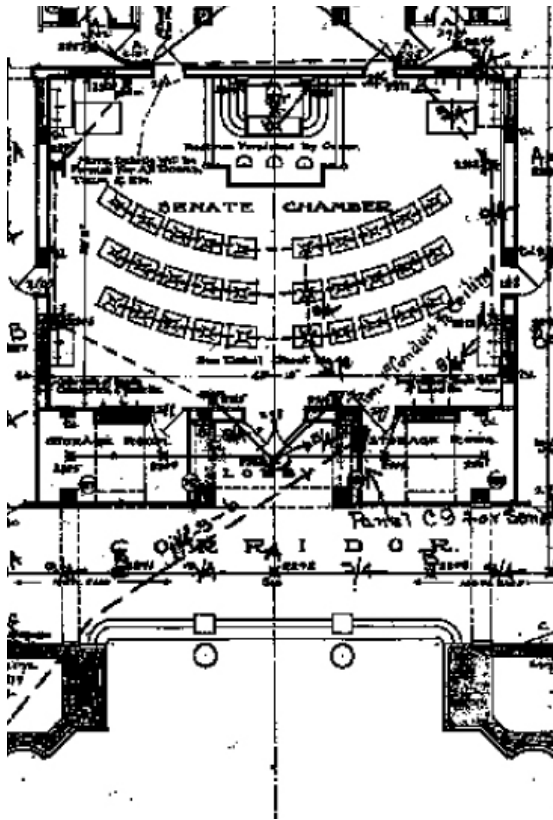
We estimate that a new plan, based on returning to the basic original wall and room layout but omitting the smaller, less important rooms, would result in approximately 95 rooms and spaces, with little or no reduction in the number of persons working in the renovated space.

d. Third Floor (4th Level)

1) *Floor Plan in 1916*

This level contains the largest governmental assembly rooms in the Capitol, namely the Senate, House of Representatives and Supreme Court Chambers. It also contained large Senate committee rooms in the northwest quadrant, large House committee rooms in the Southwest quadrant, large lounge rooms behind the Senate and House chambers, a vast Law Library in the Northeast quadrant, and large judge's chambers, library and consultation rooms in the east and southeast areas.

As built in 1916, the Second Floor (so-named in Kletting's plan) contained approximately 90 rooms and spaces, including eight of the most architecturally significant rooms in the building.



2) *Floor Plan in 2000*

Contains about 115 rooms and spaces of all kinds, up 20 from 1916. The difference of only 20 spaces, however, does not suggest the extent to which the floor plan has been changed. While some offices have remained unchanged in plan (as in the south, southeast and east areas), the space that was once the large Law Library is now a complex of 20 small offices and halls. Conversely, in the northwest quadrant, several large offices were removed to create the two larger committee rooms now extant. In the southwest quadrant, the original wide corridor and 9 large committee and office rooms have been replaced with 20 small offices and a narrow hallway.

As these changes have been made, ceilings have been lowered, original walls and trim covered, and architectural character and working efficiency lost. The House Lounge has been remodeled somewhat sensitively, but the Senate Lounge has lost all of its historic character. Conversely, the Senate Chambers retain their architectural integrity but the House

Chambers have lost some integrity due to remodeling and repainting over the original finishes (including extensive gold leaf) with incompatible, non-historic colors.

3) Recommendations

It is recommended that the Second Floor be restored to an approximation of its original floor plan. This would not be a literal re-creation non-essential spaces, but a return to the large perimeter offices that once characterized this space. Some allowance should be made for a percentages of smaller, executive or privacy offices, as well as larger meeting rooms.

Given the rapid growth of the state, expansion of the House Chambers would be desirable to accommodate the likely increase in members. However, we see no viable way of expanding the House Chambers short of moving the main room west into the current lounge area. This would entail major changes to the architecturally significant west wall of the room, which is not deemed feasible

Yet the Senate Chamber, which hypothetically could be expanded to the north, may not need expansion since the number of senators is fixed. The Supreme Court Room needs no expansion and receives only occasional, ceremonial use.

There is a strong consensus not to alter the Senate, House or Supreme Court Chambers. The most likely way of accommodated need growth-related change is to expand into an Annex building to the north.

e. Fourth Floor (5th Level)

1) Floor Plan in 1916

As built, this upper level of the Capitol contained approximately 72 rooms and spaces. It bore some similarity to the Ground Floor because a very large amount of space was devoted to exhibits. The entire area surrounding the Senate mezzanine on three sides was an Art Gallery. The four corridors on the northwest, southwest, northeast and southwest were twice their current width and filled with Industrial Art and Sculpture Exhibits.

Also, considerable space was rendered unusable due to the open rotunda and atrium areas and the three open ceiling areas above the House, Senate and Supreme Court Chambers.

Unlike the level below, which also had double-wide corridors in these areas, the Third Floor corridors were open, divided only by rows of columns rather than a solid wall. Given the height of the ceiling on this level, and the large skylights just above, the upper level was much more magnificent architecturally and spatially than it is now.

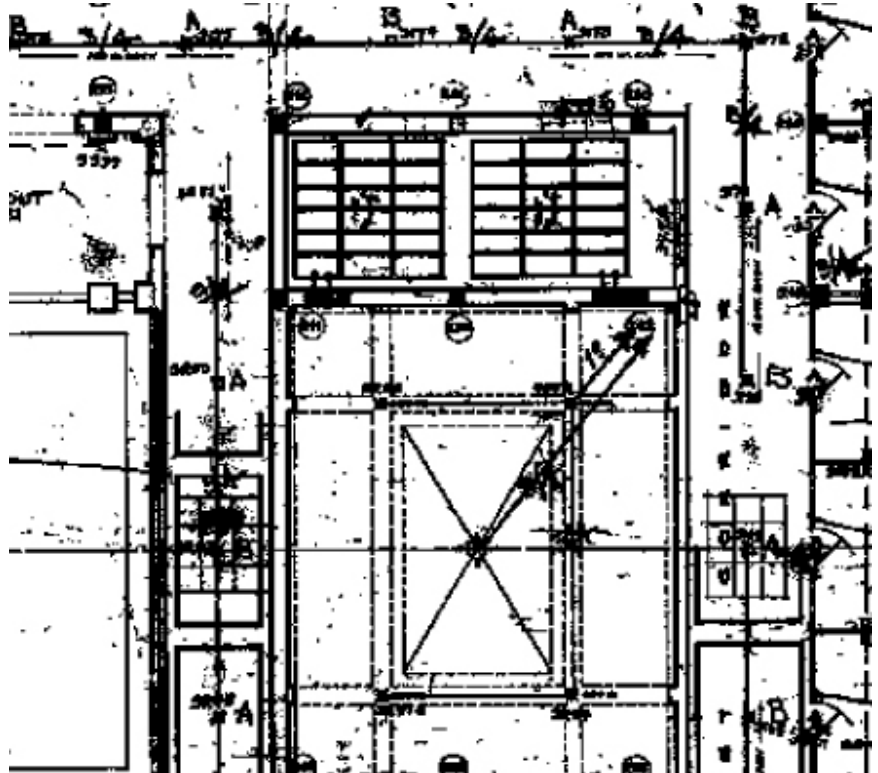
Altogether, only 20-25% of the gross interior space of the Third Floor was usable for offices and meetings originally. It was because of this perceived inefficiency that the art exhibit spaces were later changed to office spaces.

2) Floor Plan in 2000

The current floor plan has approximately 110 rooms and spaces of all kinds. This level has the least amount of usable space because of the space “lost” to the atrium area as well as the vaulted second story ceiling spaces about the Senate, House and Supreme Court.

Like the levels below it, the upper floor has been significantly altered in floor plan. The changes on this level appear even more dramatic and architecturally detrimental due to walling in of the five large art gallery spaces, and their conversion to areas of small offices and hallways.

In all four quadrants, the original large offices have been either removed to create larger spaces (as in the northwest quadrant) or subdivided into much smaller offices and hallways. This explains the difference between the 72 original spaces and the 110 present spaces.



3) Recommendations

It is recommended that the Third Floor be restored to an approximation of its original floor plan. This would entail removing the newer walls between the four double-wide corridors to recapture these large, open art exhibits areas. The work also would include returning to the large, original office spaces by removing the small, newer offices and halls.

To retain as many employees as practical on this floor, movable office cubicles would be used in the large offices. Some smaller, executive or private offices would be appropriate, given that the perimeter offices were not as architecturally significant as the public spaces.

As discussed above, this proposal does not require a literal floor plan restoration. Less important rooms such as small toilet rooms, closets and reception areas need not be restored. The goal is to satisfy the new architectural program while recapturing large spaces for greater worker efficiency, and restoring lost architectural character.

As a result of the floor plan restoration, a loss of about 20% of the personnel on this level may be expected. Should this work be done as recommended, however, the Third or upper Floor will become one of the most attractive. Should the restored gallery spaces be again used to exhibit art (from the state and other collections), or other displays (as per section VIII., Monuments, Exhibits and Art) this floor will be one of the most visited by tourists, school groups and the general public.

